



**Regular Meeting of the Planning Commission
The Chambers at City Center
8534 Main Street – Woodstock, Georgia**

***DRAFT MINUTES
Tuesday May 1, 2012 7:00 PM***

Item 1: PLEDGE OF ALLEGIENCE

Item 2: CALL TO ORDER

In attendance: John Szczesniak, Joe Linden, Judy Davila, James Drinkard, Lee Zell, Jeff Wood, K. Scott Gordon.

Staff: City Planner Brian Stockton, Zoning Administrator Patti Hart.

Item 3: APPROVAL OF MINUTES

A) Approval of April 3, 2012 Regular Meeting Minutes

Motion to approve the April 3, 2012 meeting minutes as written.

By John Szczesniak

2nd Jeff Wood

Motion passes 6-0 (Lee Zell Abstained)

Item 4:

- A) PUBLIC HEARING** The City of Woodstock Georgia has received a variance application (Case V#102-12) from Expert Car Wash of Jasper, GA. The property is located at 10639 Highway 92 in Woodstock, GA. The property is identified as tax map and parcel number 15N18 023 of ±0.75 acres. The property is zoned DT- GC and the request is for variance(s) to LDO section; 7.723 to waive the requirement for a Code Compliance Certificate in order to enclose one of the existing wash bays.

Brian Stockton presented the Staff Report and DPC Recommendation to approve the applicants request to waive LDO Sec 7.723 in order to enclose one of the existing wash bays with the additional language “In accordance with ‘Office and Detail Bay Modifications’ plan dated 1-18-12 attached hereto as Exhibit “A” and clarified that the request is for a waiver of 7.723 which requires Code Compliance Certificate in order to enclose and build out one wash bay as a waiting area and the addition of garage doors on another wash bay. The Code Compliance Certificate would require the applicant, based on their proposed work, to bring the entire site into compliance with the standards of the downtown master plan. This would include moving the building closer to the street, installing necessary sidewalk and streetscapes. The building is also located entirely in the flood plain and any improvement over 50% of the value of the building would require significant investment in work done to bring it into further compliance with flood plain regulations. Staff feels that the slight modification required in order to sustain a successful

business in this difficult exiting location should be allowed at this time given the issues facing this site.

Spencer Edwards, manager on site, was in attendance for the applicant and provided the following responses to Planning Commissioners questions; the proposed enclosure for the waiting area will be dry wall and the storefront wall will be glass and metal framing as shown in plan presented. Garage doors with windows would be preferred over roll-up type for the detail bay.

Public Hearing Open / Close – No one in attendance signed up to speak.

Motion to approve V#102-12 with staff recommended conditions.

By Joe Linden

2nd Judy Davila

Motion passes by Unanimous vote

B) PUBLIC HEARING The City Council of the City of Woodstock is proposing revisions to the Land Development Ordinance Chapter VII Performance Zoning Standards Sec. 7.506 to amend the Use/Zoning Matrix and Sec. 7.767 – 7.768 to amend the Parking Standards.

Brian Stockton introduced changes proposed to LDO Chapter 7 Uses; the addition of “Recreation Center /Facility – Commercial” as a Conditional Use in DT-CMU and as a Permitted Use in Light Industrial. We have a pending application for a commercial Entertainment type of use in an existing building and think given the right conditions this use is appropriate in DT-CMU. We have also recently had some interest in an area zoned LI without the Technology Park Overlay, north of Rope Mill Park for outdoor recreation, which seems appropriate since Recreation is permitted under the Technology Park Overlay. The third proposed use adjustment is the addition of Itinerant Merchant in General Commercial. This was inadvertently removed during the last overlay revision but it is regulated in the City Code as to time and place but defers back to zoning for location so we need to put it back in zoning. Staff is seeking direction as to whether Itinerant Merchants should be limited to 501c3 organizations as had been the restriction in the past. Staff found this limitation difficult to regulate in the past as an organization would provide proof of an association with a 501c3 but staff had no guidelines for verifying allocation of proceeds’ to the nonprofit.

The LDO sec 7.767 change comes as a result of recent requests we have had for parking variances for Medical Office. Industry documentation shows five spaces per one thousand square foot. LDO 7.768 currently requires structured parking in accordance with the parking ratio in code, any spaces built in excess of the number prescribed by code are allowed but must be impervious. We are proposing to update that section so that parking structures could provide more than the maximum parking without having to make the additional spaces impervious, since a parking structure can’t be pervious. We will only count the number of spaces on the top level and you can build as many as you want in addition in the lower levels.

Public Hearing Open / Close – No one in attendance signed up to speak.

Motion to approve LDO Chapter 7 changes as recommended by staff.

By John Szczesniak

2nd K. Scott Gordon

Motion passes by unanimous vote.

Brian Stockton asked for clarification on Planning Commission's recommendation to include or exclude the 501c3 requirement for Itinerant Merchants and suggested that it may make sense to deal with that limitation in the definition of Itinerant Merchant not in zoning. Planning Commission intended to exclude the 501c3 requirement from this revision.

Item 5: PROJECT UPDATES

Item 6: FINAL ADJOURNMENT